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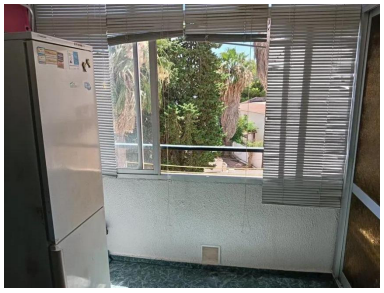
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## Apartment in Benalmadena Costa

Reference: R5338345



Bedrooms: 1
Bathrooms: 1
M² Build size: 25
Price: 170,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an unparalleled investment opportunity or a luxurious Mediterranean retreat, exclusively presented by Luxury Realty. Nestled in the heart of Benalmadena Costa, Southern Spain, this exquisite studio apartment embodies the quintessential Costa del Sol lifestyle. Situated on the advantageous fourth floor of a coveted residential enclave, accessible via a convenient elevator, this property promises both serene living and significant rental potential within a community renowned for its sophisticated amenities.

The strategic location of this studio is truly exceptional. Just a leisurely 650-meter stroll leads you to the sun-kissed beaches and the iconic Puerto Marina, a vibrant hub of activity and one of the most prestigious marinas on the entire Costa del Sol. Benalmadena Costa is celebrated for its dynamic atmosphere, offering an eclectic array of gourmet restaurants, chic boutiques, exhilarating leisure activities, and seamless public transport connections. Living here means immersing yourself in a rich tapestry of culture, entertainment, and natural beauty, with everything you could desire right at your fingertips, making it an idyllic spot for holidaymakers and long-term residents alike.

The complex itself is a testament to quality living. Residents are greeted by lush, meticulously landscaped gardens that create a tranquil oasis, perfect for relaxation and year-round enjoyment of the exceptional Andalusian climate. A sparkling, resort-style communal swimming pool provides the perfect antidote to warm summer days, inviting you to unwind and refresh. Furthermore, the convenience of communal parking, though not assigned, ensures accessibility for residents and guests, adding to the effortless lifestyle offered by this distinguished community. This thoughtfully designed environment fosters a sense of peace and exclusivity, harmoniously blending natural beauty with practical amenities.

Within this inviting setting, the apartment itself offers a cleverly optimized footprint of 25 m2. Every inch of this space has been ingeniously designed to maximize comfort and functionality, presenting a truly efficient living solution. The inviting private terrace extends your living area outdoors, creating a charming alfresco sanctuary perfect for morning coffees or evening aperitifs under the Mediterranean sky. Inside, the studio boasts a sleek bathroom, ample built-in wardrobes providing discreet storage, and smart sleeping arrangements. A comfortable sofa bed caters to flexible living, complemented by a cleverly integrated sleeping alcove featuring bespoke bunk beds. This thoughtful layout ensures comfortable accommodation for several people, making it an ideal choice for families or groups, without compromising on style or open feel.

Beyond its inherent charm, this property stands out as an exceptional investment vehicle. Currently undergoing the necessary processes for holiday rental licensing, it presents a golden opportunity for those seeking immediate rental income. The Costa del Sol is a perennial favourite for tourists worldwide, guaranteeing robust demand for quality holiday accommodations. With its prime location, attractive amenities, and flexible sleeping arrangements, this studio is perfectly poised to generate a lucrative return on investment from day one. Luxury Realty recognizes the significant potential for consistent rental yield, making this an astute addition to any property portfolio.

Financial considerations further underscore this property's appeal. The monthly community fees are an impressively low €60, a figure that includes water consumption. This significantly reduces ongoing maintenance costs, enhancing the profitability for investors and providing peace of mind for owners. Such a cost-effective structure is a rare find in such a sought-after location, adding another layer of value to this already attractive offering. Owning a piece of Benalmadena Costa has never been so accessible and financially advantageous.

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Main features of this unparalleled property include a precisely utilized 25 m2 built area, featuring a well-appointed bathroom designed for modern living. The delightful private terrace serves as a personal escape, while integrated built-in wardrobes offer practical storage solutions. Positioned on the fourth floor and serviced by an elevator, accessibility and views are assured. Residents benefit from access to a sparkling communal pool and beautifully maintained gardens, creating a serene environment. Convenient communal parking is available, and the apartment is presented in immaculate condition, ready for immediate enjoyment or rental. An Energy Certificate rating of F is provided for transparency, and as highlighted, the advantageous community fees stand at just €60 per month, inclusive of water. This property is indeed perfect for savoring the coastal lifestyle or for commencing a profitable rental venture immediately.

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Please be advised that agency fees are not included in the sale price of this property. In accordance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we explicitly inform you that notary fees, registration fees, property transfer tax (ITP), and other expenses associated with the sale are not incorporated into the advertised price. The information provided herein is intended solely for guidance, holds no legal binding, and does not carry contractual value. This information may have been subject to modification and may not yet be fully updated. We strongly recommend direct contact with Luxury Realty to obtain the most current information and/or to confirm all presented details prior to any decision.

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Features:

Pool, Lift, Parking